



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**APRIL 30, 2018**

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

Members present: Moticha and Richards  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 626 SUNRISE VISTA WAY** **RS-15/PUD 1.2 Zone**  
Assessor's Parcel Number: 035-112-026  
Application Number: MST2016-00396  
Owner: James C. Henry III  
Architect: Windward Engineering

(Proposal to demolish an existing 2,320 square foot one-story residence and 663 square foot attached garage and construct a new 3,614 square foot one-story residence with an attached 471 square foot two-car garage and 1,911 square feet of covered decks in the Planned Unit Development. The proposed total of 4,028 square feet on a 16,204 square foot lot located in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested to enclose an existing covered patio. Project was last reviewed January 23, 2017.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****B. 636 AURORA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-122-013  
Application Number: MST2017-00305  
Owner: David Saffan  
Applicant: Nicole Trautman

(Proposal to construct a 358 square foot first-floor addition and a new 804 square foot second-story addition to an existing 1,310 square foot, one-story, single residential unit with an attached 401 square foot two-car garage. The proposed total of 2,873 square feet on a 10,584 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2010-00555.)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed January 8, 2018.)**

**Item postponed indefinitely at the applicant's request.**

**FINAL REVIEW****C. 108 ONTARE HILLS LN****RS-1A Zone**

Assessor's Parcel Number: 055-160-056  
Application Number: MST2017-00582  
Owner: Jack and Pauline Maxwell

(Proposal to construct a new 3,452 square foot, one-story, single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias, and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Grading on site will consist of approximately 110 cubic yards of cut, and 110 cubic yards of fill, to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program. Project was last reviewed January 22, 2018.)**

**Continue one week to Consent with the comment to provide specification sheets of the proposed light fixtures.**

**NEW ITEM****D. 940 COYOTE RD RS-1A Zone**

Assessor's Parcel Number: 021-062-006  
Application Number: MST2018-00210  
Owner: John Vincent  
Applicant: Adam Cunningham

(The proposed project includes the replacement of three doors on the first floor, and replacement of one window to a folding-door system on the second floor, of an existing single residential unit. Other site improvements include an interior remodel and repainting the exterior of the residence. There is no new square footage proposed.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****E. 1035 CIMA LINDA LN RS-25 Zone**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2018-00212  
Owner: Peter T. Sadowski

(Proposal for a minor addition to an existing 6,493 square foot one-story single residential unit with a 744 square foot attached three-car garage. The proposed improvement consists of enclosing 148 square feet of existing patio area under the existing roof. The proposed total of 7,385 square feet of development on a 53,940 square foot lot located in the Hillside Design District is 144% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**